

FOR LEASE NORTHPOINTE

6197 & 6215 El Camino Real
Carlsbad, CA 92130

CARLSBAD

FOR LEASE

6197 & 6215 EL CAMINO REAL, CARLSBAD, CA 92130

±64,545 - 130,484 SF



PROJECT HIGHLIGHTS

- Best-in-class Research and Development and Manufacturing space, providing flexible high-image shell buildouts with finished and sealed
- The buildings feature industrial efficiencies, including heavy power, dock and grade-level loading, and 24' clear heights, to support a variety of industrial
- New highly amenitized outdoor common area with indoor-outdoor connectivity and new glass roll-up doors.
- Walkable amenities include adjacent retail centers with restaurants, retail shops, and services.
- Unsurpassed access and visibility from El Camino Real with a signalized entrance. El Camino Real is North San Diego's major north-to-south thoroughfare.
- It is a 4-minute drive to McClellan-Palomar Airport, a 10-minute drive to Interstate 5, and an 11-minute drive to the Coast, Beaches, and the Coast Highway.

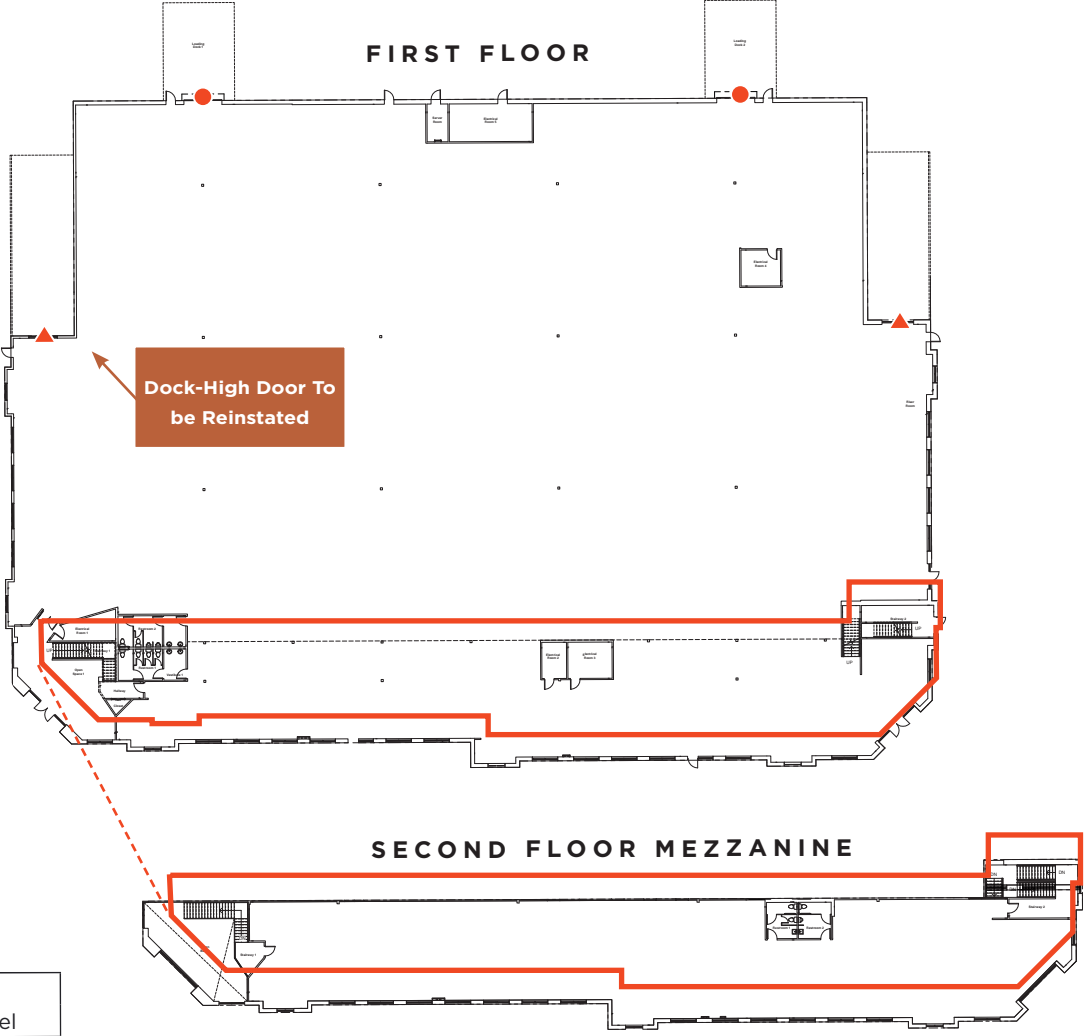


NORTHPOINTE FLOOR PLAN

AS-BUILT FLOOR PLAN

6197 EL CAMINO REAL

Size	65,939 SF (9,251 SF of Mezzanine)
Dock	1 Dock-High Door (Expandable to 2)
Grade	2 Grade-Level Doors
Clear Height	24'
Power	601 AMPS Available 480V/277 (Capable of 3,000 AMPS)
Parking Ratio	3.3/1,000



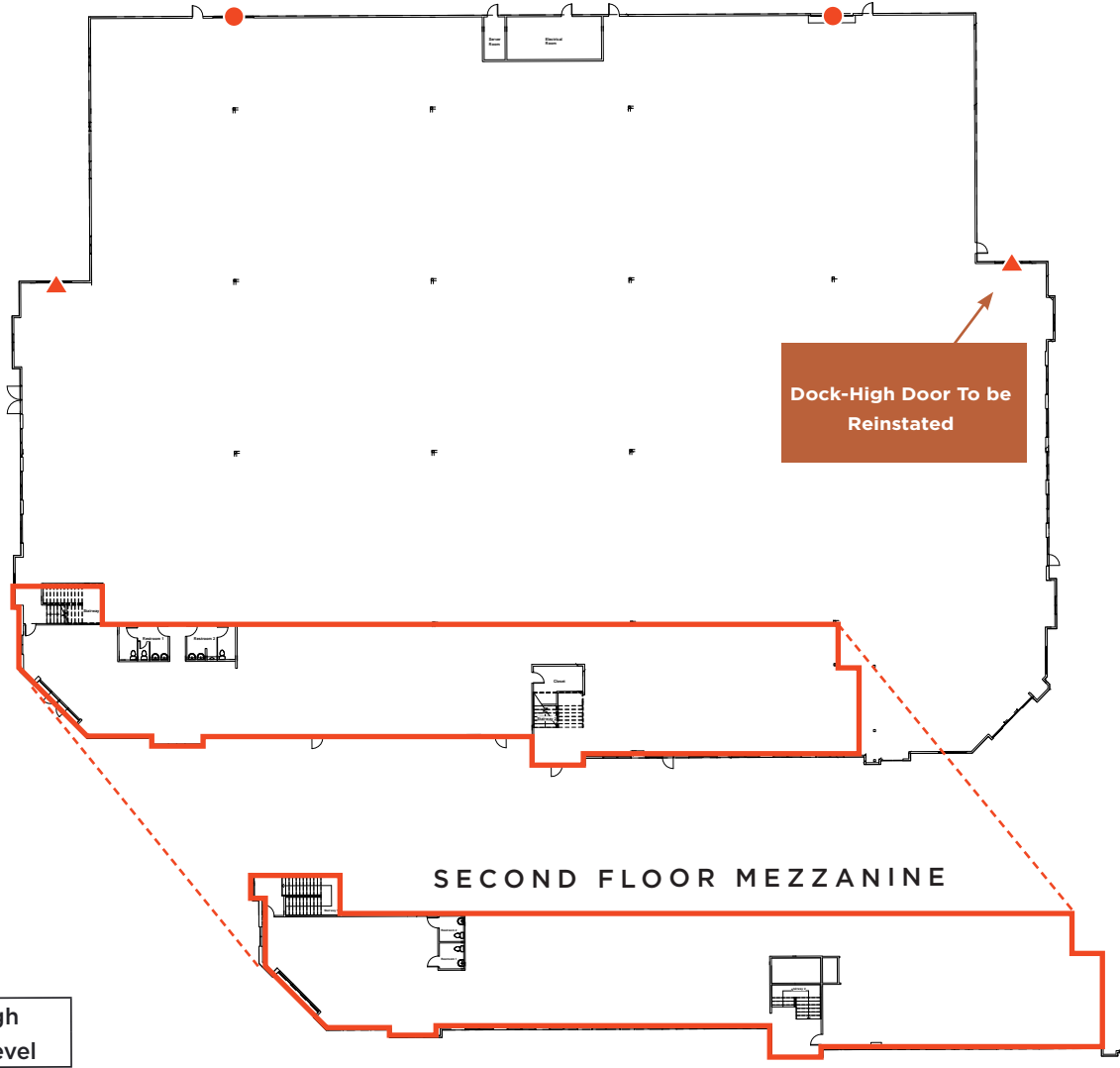
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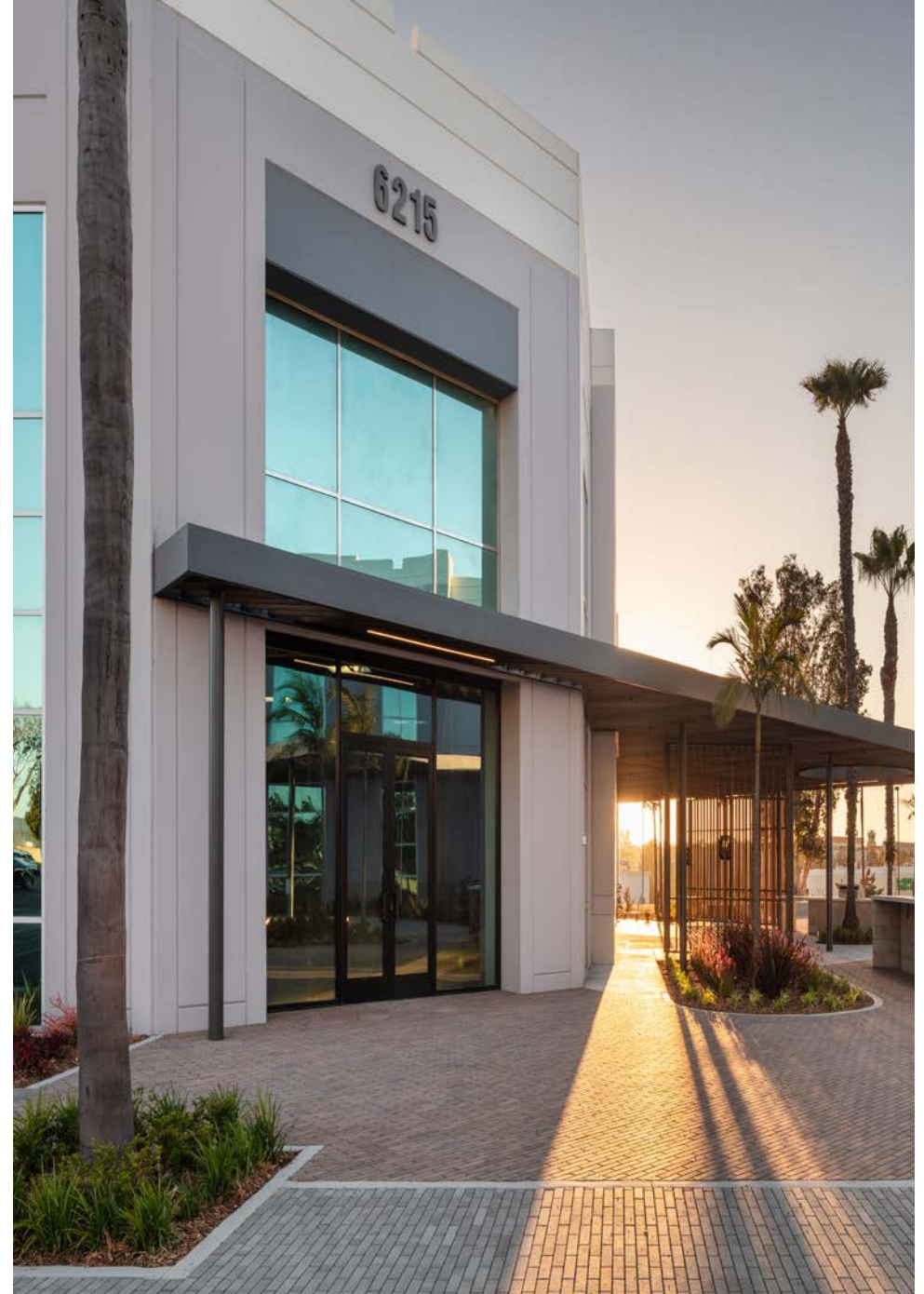
FIRST FLOOR



- ▲ Dock-High
- Grade-Level

EXTERIOR PHOTOS

NorthPointe 6197 & 6215 El Camino Real, Carlsbad, CA



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WAREHOUSE PHOTOS

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WALKABLE AMENITIES

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CARLSBAD

DRIVE-TIME MAP

The site is centrally located in Carlsbad, North San Diego's largest and most desired market, as well as San Diego's fastest fastest-growing submarket.

Beyond its regional importance, NorthPointe is located in one of Southern California's most appealing live/work/play communities.

An abundance of restaurants, shops, conveniences, and Recreation is all within a 10-minute drive of the property.



DRIVE TIMES

8 Min.	10 Min.	35 Min.	42 Min.	96 Min.
McClellan Palomar Airport Highway 78	Interstate 5 Pacific Ocean Interstate 15	Orange County	Downtown San Diego	Riverside County

CONTACT INFORMATION

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